

34/66 Allara Street, City, ACT 2601



Unit For Sale

Thursday, 14 March 2024

34/66 Allara Street, City, ACT 2601

Bedrooms: 1

Bathrooms: 1

Parkings: 1

Type: Unit



Mark Larmer And Aaron Lewis
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Offers over \$440,000

If you are looking for trendy Inner City living, this spacious, single level, 65m² of living unit is bigger than most & the full-length cedar framed windows and doors frame its private outlook into the mature trees siding Allara Street. The popular 'Forum' development itself is surprisingly peaceful despite being located just a short walk from the heart of the City & an even shorter stroll from the picturesque Commonwealth Park and Lake Burley Griffin. Relax on your fully covered balcony, which enjoys an easterly aspect so there are no neighbours looking in. Enjoy a morning walk around the lake, then leave the car at home & walk to work or visit the Canberra Centre for some shopping or a lazy Sunday brunch. The 'Forum' has many delights for you to make use of. Imagine enjoying a barbecue on the rooftop terrace & taking in the lights of the City & the lake views. If you are looking for a good workout, the fully equipped gym is at your disposal, complete with aerobic equipment, pin-loaded machines & free weights. The Canberra Olympic pool & gym is also located directly across the road if you want to get some laps in or just have some fun with mates. Attention live in owners – want early access prior to settlement and a guaranteed move in date? Well good news, we can make that happen since the unit is vacant. Also if more flexibility is required in terms of a longer settlement, just tell us what you need and we will try to accommodate. Attention investors – early access is also available to your property manager so tenants can view the unit and be pre signed up prior to settlement meaning you have no vacancy when you settle and an income stream from day 1. Make sure to watch our detailed, walk through video prior to (and also after) your inspection, it's our 24/7 salesperson for you to get an excellent feel for the features and benefits of this apartment, the parking and storage as well as the buildings facilities. It's the most informative property video you will watch during your property search, but don't just take our word for it... To get a copy of the digital brochure containing an explanation of our friendly sales campaign and the full contract, just send us an email from any of the portals noting your name, number and email and it will be automatically sent to you prior to your viewing. Features:

- Single level floorplan just 5 metres from the lift door for easy access
- Generous 65m² of internal living space
- New carpets throughout living areas and bedroom, tiles in all other wet areas and entry
- Ensuite bathroom was renovated in 2022 and has shower over a bath, toilet and vanity with stone benchtop
- Impressive floor to ceiling, cedar framed windows and doors in living area opening out to the balcony
- Faces East with elevated outlook into the trees over Allara St and the Canberra Olympic pool
- Modern kitchen with large pantry, stone bench tops, feature lighting, stainless-steel electric oven, dishwasher & an electric cook top
- Extra-large bedroom, complete with sliding door built in robes and new window treatments plus access to the balcony
- Laundry area includes dryer and corner tub
- Reverse cycle air conditioning wall unit (heating & cooling)
- NBN (FTTB)
- Impressive EER of 6 (out of 6) stars
- Single allocated car space and lockable storage cage in basement
- Vacant and available for immediate occupation (flexible settlement options also available on a case by case basis)

The numbers:

- Living: 65m²
- Balcony: 9m²
- Age: 22 years approx. Built 2002
- Level in building: 3 of 6
- Number of units in the development: 117
- Strata levies: \$6,221 p.a.
- General rates: \$1,876 p.a.
- Water & sewerage rates: \$660 p.a.
- Land tax (investors only): \$2,274 p.a.
- EER: 6 out of 6 stars
- Administrative fund balance as of 14/02/2024: \$136,459
- Sinking fund balance: as of 14/02/2024 \$292,213
- Strata manager: LJ Hooker Strata, ph: 62497700
- Units plan number: 2179
- Builder/developer: Hindmarsh

The Forum development:

- Rooftop terrace with barbecue & shade umbrellas
- On-site fully equipped gym on ground level
- Tranquil internal atrium courtyard & fountain
- Pet-friendly (subject to strata notification)
- Intercom for guests so they can get to your front door without you leaving the unit
- Lift access direct from basement & ground to your level (no steps to negotiate)
- Security cameras throughout complex
- Rubbish chutes on each level
- Well maintained building with an active strata
- Centralised gas hot water system

The location:

- Located directly opposite Canberra Olympic swimming pool
- Situated next to the foot bridge allowing direct access to Commonwealth Park and Lake Burley Griffin
- Half a block from the Canberra Convention Centre
- Lots of additional parking options for guests opposite the building in an open air carpark
- 500m up Allara St to Canberra Centre and all the retail shops, restaurants etc

Offer Process:

- To help buyers on value, we advertise a guide price which your offer must exceed
- Offers can be subject to finance or unconditional and on a contract (preferred)
- All offers are confidential & will not be disclosed to other buyers for privacy purpose
- A 5% deposit is acceptable via eft just prior to exchange of contracts
- We have a solicitor pre-allocated to provide a FREE contract review and even a Section 17 if you are wanting to submit an unconditional offer